This Instrument Prepared by:

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BILL GARRETT, Davidson County
Trans:T20130021674 AFFIDAVIT
Recvd: 03/18/13 09:41 2 pgs
Fees:12.00 Taxes:0.00
20130318-0026315

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0- and exempt from the transfer tax according to T.C.A. §67- 4- 409.

April Rodriguez, Affiant and Personal Representative of the Estate of Freddy Wayne Pippin

Subscribed and sworn to before me, this the 15th day of March, 2013.

SHANTI BOF
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 7-6-15

AFFIDAVIT OF HEIRSHIP

FROM: **FREDDY WAYNE PIPPIN, DECEASED**

TO: **APRIL RODRIGUEZ, (FORMERLY PIPPIN), HEIR-AT-LAW, SOLE BENEFICIARY AND ONLY CHILD OF DECEDENT**

PROPERTY & TAX BILLS SEND TO: **413 EDWIN AVENUE**
NASHVILLE, TN 37207

MAP & PARCEL ID NO.: 071 08 0 304.00

SERVICE AREA/ FIELD BOOK: 12DA42335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

April Rodriguez, Personal Representative of the Estate of Freddy Wayne Pippin, being first duly sworn, deposes as follows:

1. I, Affiant, am a citizen and resident of Davidson County, Tennessee;

2. This affidavit is made upon the personal knowledge of the Affiant pursuant to the provisions of TCA § 30-2-712;

3. Freddy Wayne Pippin, died in Nashville, Davidson County, Tennessee, on February 17, 2007.

4. Freddy Wayne Pippin's heir-at-law and only beneficiary of decedent is his daughter, April Rodriguez, as evidenced by the probate matter in the Seventh Circuit Court of Davidson County,

Tennessee, bearing Docket Number 07P-563, and as such, is the sole recipient of decedent's real property located at 413 Edwin Avenue, Nashville, Davidson County, Tennessee 37207, and tract more fully described as follows to wit:

BEING Lot No. 74 on the Plan of Joywood, of record in Plat Book 974, page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 50 feet on the north side of Edwin Avenue, formerly Edwards Avenue, and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Ernest C. Mooneyham and wife, Bessie E. Mooneyham, by deed from Calvin Fishburne and wife Bonnie Fishburne, of record in Book 4152, page 155, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard P. Canaday and wife, Rebecca Canaday, by deed from Ernest C. Mooneyham and Bessie E. Mooneyham, of record in Book 4459, page 417, in the Register's Office for Davidson County, Tennessee.

BEING same property conveyed to Freddy Wayne Pippin and wife Nancy M. Pippin, by deed from Richard P. Canaday and Rebecca Canaday, of record in Book 7508, page 833, in the Register's Office for Davidson County, Tennessee.

BEING same property reconveyed to Freddy Wayne Pippin by Nancy M. Pippin as part of a Marital Dissolution Agreement in settlement of divorce action filed January 31, 1994, in the Fourth Circuit Court of Davidson County, Docket Number 94D-344, by quitclaim deed of record in Book 9298, page 499, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 413 Edwin Avenue, Nashville, Tennessee 37207.

Said property is subject to such limitations, restrictions and encumbrances as may effect the premises.

FURTHER AFFIANT SAYETH NAUGHT on this the 15th day of March, 2013.

April Rodriguez, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 15th day of March, 2013.

SHANTI BOP NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission expires: 7-6-15